

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING AND COMMUNITY RESOURCES
HOUSING PRODUCTION AND COMMUNITY DEVELOPMENT ELEMENT

SUMMARY

LEAD-BASED PAINT ABATEMENT PROGRAM

The Lead-Based Paint Abatement Program (LBPAP) is designed to reduce lead-based paint hazards in housing occupied by low- and very-low homeowners or tenants. Program funding is limited to projects undergoing concurrent rehabilitation funded by public funds or publicly administered funds. Rehabilitation funds must be sufficient to remove all code violations at the completion of the rehabilitation phase.

LBPAP subsidies for owner-occupied single-family housing is in the form of grant. Program subsidies for owner-occupied two- to four-family housing is in the form of a grant with a deed restriction which limits occupancy in the rental units to low- and very-low income tenants for at least three (3) years following project completion. Program subsidies for solely tenant occupied housing is in the form of a zero interest deferred payment loan which is forgivable. In exchange for the subsidy, the owner agrees to limit occupancy to low- and very-low income tenants for at least three (3) years following project completion.

Property owners must agree to allow DCA or their representative(s) to gain access to the abated units for follow-up dust wipes at six months and one year following project completion.

The LBPAP will provide 100% of the funding for eligible costs up to an average of \$15,000 per unit. Each project must meet the threshold of a minimum of an average of \$2,000 per unit in eligible lead hazard reduction work. Eligible costs include: inspection/risk assessment using X-ray fluorescent (XRF) testing when performed by a licensed lead inspector/risk assessor; preparation of lead hazard reduction specifications when prepared by a licensed lead inspector/risk assessor or permitted project designer; lead permits; final clearance required under the Uniform Construction Code to issue a Certificate of Clearance; lead-based paint hazard reduction (removal, replacement, encapsulation, enclosure, or stabilization) when performed by a licensed lead abatement contractor; construction monitoring during containment by a licensed lead inspector/risk assessor or permitted project designer; and, pre-rehabilitation and post-rehabilitation dust wipes required for program data collection purposes.

The LBPAP is a nondisplacement program. No existing occupant may be permanently displaced as a result of undertaking lead hazard reduction work with these funds. Temporary relocation is usually required during the accomplishment of lead hazard reduction work. Limited funds are available to help defray the cost of temporary relocation of tenant occupants.

New Jersey Department of Community Affairs
Division of Housing and Community Resources
Housing Production and Community Development Element

HOME Rental Rehabilitation Program &
Lead-Based Paint Abatement Program

1998
FUNDING
CYCLE

Applicant Eligibility Criteria

1. Eligible Applicants: Local governments (counties are not eligible)
2. Maximum Award HOME RRP \$250,000 per year
Maximum Award LBAP \$200,000 per year
3. No. of Funding Years 1 year contracts
4. Staffing: Applicants must demonstrate that they employ adequate staffing to administer the program(s), including marketing, project eligibility determinations, project feasibility determinations, application packaging, environmental review, preparation of rehabilitation work write-ups, and construction monitoring.
5. Housing Plan: Priority consideration will be given to municipalities participating in the Strategic Neighborhood Assistance Program (SNAP), Neighborhood Preservation Program (NPP) or the Governor's Urban Strategy (UCC). Applicants must have a comprehensive housing plan which includes the rehabilitation of rental properties if HOME funds are requested. Targeting of housing funds to specific areas of need is required.
6. Applicants who are currently under Performance Agreement (except for Project Specific Awards) with DCA for the LBAP are not eligible to apply for additional LBAP funds under this announcement.

Applicants who are currently under Performance Agreement (except for Project Specific Awards) with DCA for the HOME Neighborhood Rehabilitation Improvement Program are not eligible to apply for HOME RRP funds under this announcement.

WHAT IS LEAD POISONING?

Lead poisoning occurs when a person has unacceptable levels of lead in their body. Lead gets into the body by eating, drinking, or breathing in lead particles.

Lead poisoning can cause:

- Brain and nerve damage
- Loss of muscle control
- Learning disabilities
- Hyperactivity
- Kidney damage
- Mental retardation
- Death, if the poisoning is severe

WHO IS LIKELY TO BE POISONED BY LEAD?

- Children six years of age or less
- Pregnant women
- People who work at jobs or hobbies that may expose them to high levels of lead, such as building renovators

WHAT IS A COMMON SOURCE OF LEAD?

Weathered or deteriorated lead-based paint can create lead particles that mix with dust. The US Department of Housing and Urban Development estimates the presence of lead in a home based on age as:

Age of the House Built	Likelihood of Lead in Paint
Before 1940	90% Chance
Before 1959	60% Chance
Between 1960 and 1978	62% Chance

(Although lead in paint was banned in 1978, layers of paint containing lead may remain on painted surfaces.)

For more information about:

LBPAF Funding, call NJDCA, Div. of Housing and Community Resources, (609) 533-6179.

Lead Abatement Contractors, call NJDCA, Div. of Codes and Standards, (609) 530-8812.

General Lead Issues, call National Lead Hotline, (800) LEAD-FYI.

Blood Lead Screening, call your local Department of Health.

Housing Programs in your area, call your local housing agency.



LEAD-BASED PAINT ABATEMENT PROGRAM



The State of New Jersey
Christine Todd Whelan, Governor

The Department of Community Affairs
Jane M. Kenny, Commissioner

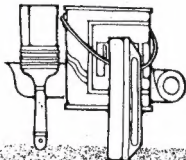
ABOUT THE PROGRAM

The New Jersey Department of Community Affairs (NJCA) administers the Lead-Based Paint Abatement Program (LBPAP). The LBPAP addresses the reduction of lead-based paint hazards in privately owned housing for lower income households.

LBPAP funds must be used with a housing rehabilitation program, in order to achieve code violation free and lead-based paint safe housing.

PROGRAM PURPOSE

- Reduce health hazards associated with exposure to lead-based paint
- Educate the public about lead-based paint hazards
- Promote safe practices in the reduction of lead-based paint hazards
- Prevent poisoning of children and pregnant women by creating an inventory of lead-based paint safe housing
- Implement cost effective testing and abatement methods



ELIGIBLE PROPERTIES

- Built before 1978
- Substandard housing conditions
- Owner-occupied
- Rental units occupied or vacant
- Receiving rehabilitation funds from programs such as HOME, Small Cities, Neighborhood Preservation, or Community Development Block Grant
- Contain paint with a lead content of at least one milligram per square centimeter (1.0 mg/cm²) or 0.5 percent lead by weight

All lead abatement work and write-ups for projects in this program, must be done by contractors and inspector/risk assessors certified (licensed) in accordance with the New Jersey Administrative Code (NJAC 5:17), Lead Hazard Evaluation and Abatement Code.

INELIGIBLE PROPERTIES

- Publicly owned
- Located in the Coastal Barrier Resources System
- Not used as permanent housing such as shelters or transitional housing
- Unable to be made lead-safe or code violation free after project completion



FORM OF ABATEMENT SUBSIDIES

Subsidies are structured in one of two categories

- Grants for owner-occupied 1 to 4 family housing for owners with incomes at 80% of median income or less
- Zero interest deferred payment loans with forgiveness for all other types of housing

NON-DISCRIMINATION/EQUAL OPPORTUNITY

The program must conform to Federal Fair Housing, Civil Rights, and Age Discrimination Acts and appropriate Executive Orders.

DISPLACEMENT AND RELOCATION

Tenants must be given an opportunity to occupy a unit in the building after abatement. Tenants who are required to relocate temporarily from the project must be reimbursed for all reasonable out-of-pocket expenses incurred. The cost of temporary relocation is an eligible program expense. NOTE: Relocation funds are not available to owner occupants.

Displaced families must be advised of their rights under the Fair Housing Act (41 U.S.C. 3501-19).

EDUCATION

The program provides education to property owners, tenants, and homeowners on how to maintain lead-safe housing. Educators will heighten the public's awareness about the hazards of lead and how to avoid lead poisoning, through the use of printed materials, videotapes, public displays and meetings.